

## EXCERPT—ZONING ORDINANCE— R3 DISTRICT REGULATIONS

### R3 DISTRICT DEVELOPMENT STANDARDS

A36.12.030.C

- C. **R3 Zoning District Development Standards.** New land uses and structures, and alterations to existing land uses and structures, shall be designed and constructed in compliance with the following requirements.

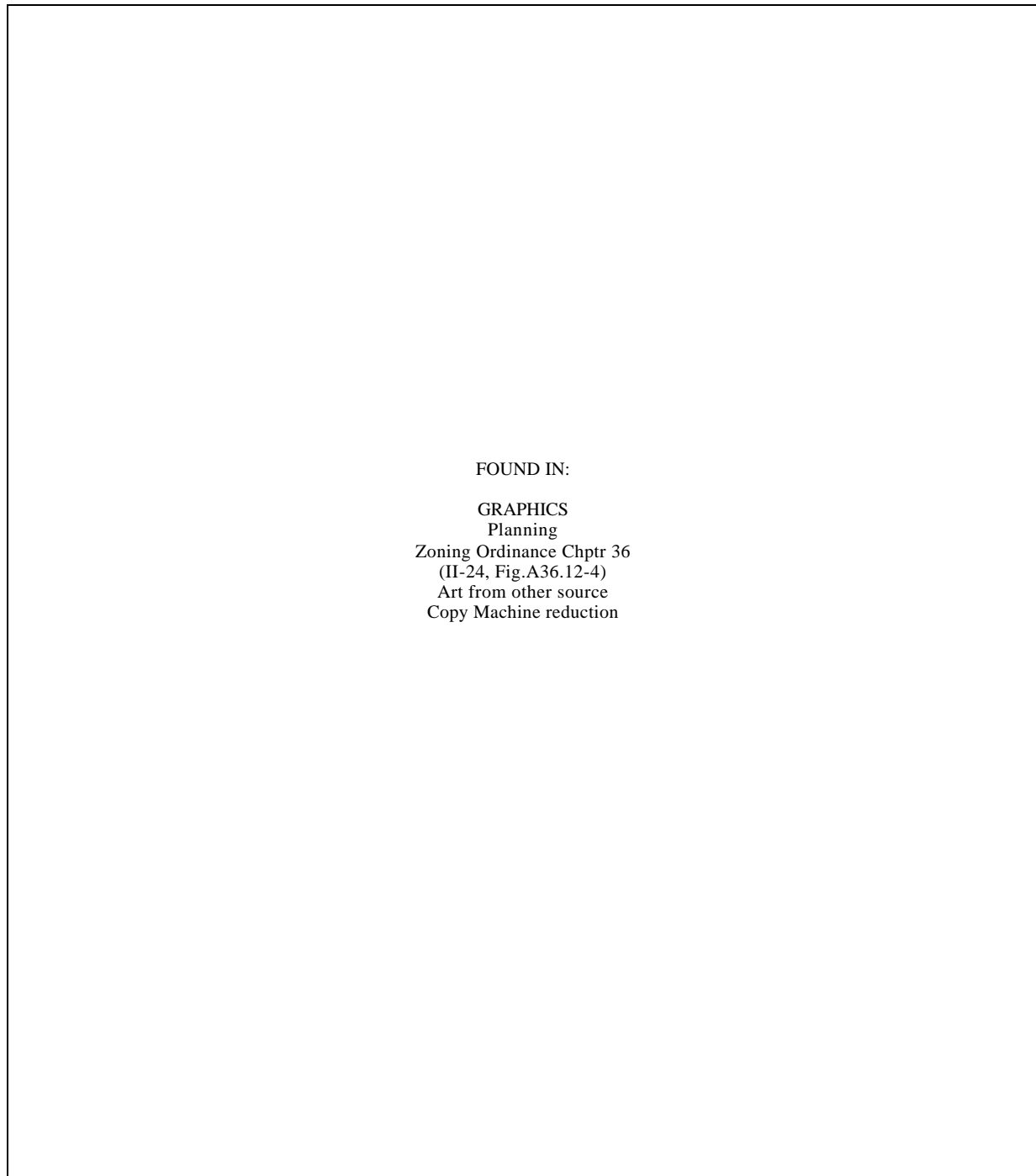
For the purposes of determining the allowed density (number of Dwellings) and other appropriate standards for development in specific R3 areas of the City, the R3 symbol on the Zoning Map may include a suffix. Areas on the Zoning Map with numerical suffixes (e.g., R3-2) are subject to limitations on the number of dwellings allowed (see Section A36.12.030.C.3). Areas designated R3-D on the Zoning Map are intended for high-density residential development and are subject to both density limitations and other development standards that apply only in R3-D areas.

1. **Limitation on single-family housing.** Only one single-family Dwelling can be built on an existing lot. The Dwelling is subject to R1 standards (Section A36.12.030.A.3).
2. **Standards for subdivision, site layout, height of structures.** The following are minimum standards for development within the R3 Zoning District. See Section A36.12.040.I for exceptions to the standards that may be granted for home improvements and minor additions. See Section A36.12.040.J for development standards for Small-Lot Single-Family developments and A36.12.040.K for development standards for Townhouse developments.

**R3 ZONE DEVELOPMENT STANDARDS  
MULTI-FAMILY HOUSING**

<b>Dwelling Unit Types</b>	The following standards apply to Multi-Family Housing. Standards for Small-Lot Single-Family developments and Townhouse developments are listed separately in Sections A36.12.040.J and A36.12.040.K, respectively. The R1 standards (Section A36.12.030.A.3) apply when there is only one single-family Dwelling on a lot, and the R2 standards (Section A36.12.030.B.2) apply when there is a Duplex or two detached single-family Dwellings on a lot.	
<b>Lot Area</b>	12,000 sq. ft. minimum except that lots in Small-Lot Single-Family and Townhouse developments approved through a PUD permit may be smaller. See Section A36.12.030.C.3 for lot area required for multiple-family dwellings.	
<b>Lot Width</b>	80 ft. or 1/3 the lot depth (up to 200 ft. maximum), whichever is greater	
<b>Lot Frontage</b>	As provided above for Lot Width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 feet.	
<b>Density</b>	Generally 13 to 33 units for one acre, and 43 units per acre in the R3-D zone, but the density may be less for lots smaller than 1 acre and more for lots greater than 1 acre (see A36.12.030.C.3 (Density))	
<b>Floor Area Ratio</b>	1.05, maximum	
<b>Setbacks</b> (See Figure A36.12-4)	See Section A36.12.040.G for setbacks applicable to accessory structures, Section A36.12.040.I for exceptions to required setbacks, and Article 36.27 for special street setback provisions that may override the following front and side setback requirements.	
	Front	15 ft., but not less than the height of the adjacent building wall as measured to the top of the wall plate
	Sides	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater
	Rear	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater
	Between principal structures	12 ft., or 1/2 the sum of the height of the nearest opposing walls, including those that are portions of the same building separated by a court or other open space
<b>Site Coverage</b>	35% of site, maximum area covered by structures; in R3-D zone, 40% of site, maximum area covered by structures.	
<b>Pavement Coverage</b>	20% of site, maximum outdoor area dedicated to automobile use; in R3-D zone, 30% maximum outdoor area dedicated to automobile use (see Section A36.30.020.D.1).	

<b>Height Limits</b>	See Section 36.40.1 for exceptions to height limits.
	45 ft. maximum; 36 ft. maximum to top of wall plate for R3 only.
<b>Open Area</b>	55% which shall include a minimum of 40 square feet of private open space (yards, decks, balconies) per unit. In R3-D areas, 35 percent with no private open space requirement. Particular attention shall be given to the inclusion and design of usable common recreation space in projects that may accommodate children of various ages.
<b>Personal Storage</b>	80 sq. ft. of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area. In R3-D zone, no requirement.
<b>Parking</b>	See Article 36.37 (Parking and Loading).
<b>Signs</b>	See Section 36.11.13 Article 36.41 (Signs).



FOUND IN:

GRAPHICS

Planning

Zoning Ordinance Chptr 36

(II-24, Fig.A36.12-4)

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**Figure 36.12-4**  
**R3 SETBACK REQUIREMENTS (For Reference Only)**

3. **Density.** The number of multi-family dwellings allowed on a site in the R3 Zoning District is determined by the minimum lot area required for each dwelling as given in the following tables, except that an existing lot of record that is greater than seven thousand (7,000) square feet, but less than twelve thousand (12,000) square feet is permitted two dwelling units in all cases. Also, an existing lot of record having a lot width of less than eighty (80) feet shall not be developed with more than two dwelling units. (For maximum densities in small-lot single-family development, see Section A36.12.040.J, and for maximum densities for townhouse developments, see Section A36.12.040.K).

**MINIMUM LOT AREA REQUIREMENTS FOR MULTI-FAMILY DWELLINGS  
 IN R3 ZONE**

Zone	Minimum Lot Area Required (sq. ft.) by Number of Dwelling Units					
	1 unit	2 units	3 units	4 units	5 units	Additional units
R3-1	5,000	9,000	12,000	14,000	15,000	1,000 per unit
R3-1.25	5,000	9,000	12,000	14,000	15,250	1,250 "
R3-1.5	5,000	9,000	12,000	14,000	15,500	1,500 "
R3-2	5,000	9,000	12,000	14,000	16,000	2,000 "
R3-2.2	5,000	9,000	12,000	14,200	16,400	2,200 "
R3-2.5	5,000	9,000	12,000	14,500	17,000	2,500 "
R3-3	5,000	9,000	12,000	15,000	18,000	3,000 "
R3-D	5,000	6,000	7,000	8,000	9,000	850 square feet for each additional unit up to 30 units, and 800 square feet for each additional unit for 31 or more units

4. **Development review required.** All development within the R3 Zoning District shall be subject to Development Review in compliance with Article A36.52.

PREPLAN-1  
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